



Miraya GRANT

Vittal Mallya Road | Bangalore



UKN Properties Pvt.Ltd. 10th Floor, Gamma Block, Sigma Soft Tech Park, No.7, Airport – Whitefield Main Road, Bangalore - 560066

deepti@ukn.co.in | www.ukn.co.in | Sales Office : +91 7676 555 666



THE PLACE

Miraya Grant, is game-changing product offered by UKN Properties for Uber Luxury living located right at the heart of Bangalore's Central Business District.

The product offers aesthetic beauty , sophistication and more than anything else an address to envy.

Located a stone's throw away from the iconic UB City , Bangalore Club and Bangalore's hippest eating places , there is no comparing this address, its "Vittal Mallya Road".



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CONCEPT

We believe that luxury is best served in small quantities.

Keeping up with this belief, we have just 9 units on offer at Miraya Grant.

Miraya Grant comes with state-of-the-art amenities including 24/7

Concierge Services , Gym & Yoga Pavillion and our signature Infinity-edge heated swimming pool.



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MIRAYA GRANT – KEY FACTS

Location : Vittal Mallya Road, Bangalore

Development Type: Uber Luxury Residential Apartments

Development Size : 4 Bedroom Residences

Number of Units : 9

UNIQUE SELLING FEATURES

PRIME LOCATION

Situated on Vittal Mallya Road right in the heart of Bangalore's Central Business District.

LIKE-MINDED INDIVIDUALS

Community-living with like-minded individuals.

ACCESS TO OTHER MIRAYA PROPERTIES

An all-access pass to all the Miraya properties and Alila Bangalore Hotel & Residences in Whitefield whether for leisure or a business-meeting.

ACCESS TO SOCIAL INFRASTRUCTURE

HOSPITALS-

Mallya Hospital- 1km

MALLS

UB City- 500 metres

5-STAR HOTELS

JW Marriott , ITC Royal Gardenia , Ritz – Carlton

FINE DINING

Sunnys , Biere Club , Shiros , Toscano , Smokehouse Deli

SPECIFICATIONS

STRUCTURE

RCC frame structure with masonry partitions. Heights of each floor from slab to slab: 9'6" to 10'4". All concrete work in Ready – Mix Concrete (RMC) of a minimum strength of M20, formed using film faced shuttering grade plywood.

LOBBY

Flooring and lift wall cladding in Granite/Marble and false ceiling.

ELEVATORS

Biometric Controlled Passenger Elevators and Service Elevators.

GOOGLE MAP LOCATION



- Miraya Grant

FOYER, LIVING, DINING, & LOUNGE

Imported Marble flooring & Skirting with 8 coats of Polish.

BEDROOMS

Imported Engineered hardwood flooring & Skirting.

MASTER BATHROOM

Four Fixture Master Bathroom:

Jacuzzi / Bath Tub

Counter Mounted Wash Basins

Wall Mounted EWC's with concealed cisterns

Imported Rain Shower with shower cubicle & Hand Showers

Geysers and Mirrors

Flooring –Leather finished granite

Wall dado – Imported wall tile

BATHROOMS/POWDER ROOM

Granite counters with counter mounted wash basins
Wall Mounted EWC's with concealed cisterns
Geysers and Mirrors
Shower and Shower Cubicle

KITCHEN

Superior quality ceramic tile cladding on walls
High –end Vitrified flooring & Skirting
Centralised piped gas system
Granite Top with Double Bowl Stainless Steel Sink

MAIDS/ BOX ROOM

Superior quality ceramic tile flooring and Skirting

LOGGIA/ BALCONY/TERRACE AREA

Leather finish granite flooring

MAIN DOOR

8' Imported Frame & Shutter
Door bell with camera

BEDROOM DOORS

Frame – Timber
Shutter – Flush shutters

BATHROOM DOORS

Frame – Timber
Shutters – Flush shutters

WINDOWS

Anodized heavy duty Aluminium windows.

FIXTURES & FITTINGS

GROHE / TOTO or equivalent

CLIMATE CONTROL

Climate Control in Living / Dining and Bedroom Areas

PAINTING

Textured paint on all external walls

ELECTRICAL

Concealed wiring with PVC insulated copper wires and modular Switches.
Sufficient power sockets of 15 and 5 Amps
100% Backup power provided with Generators of Sufficient capacity.
Consumption of backup DG power will be charged

SECURITY SYSTEM

Intruder Alarm / CCTV (External & Internal)



Thank You.

For more information on Miraya Grant please write to us ,
infinity@ukn.co.in or call us on +7676 555 666